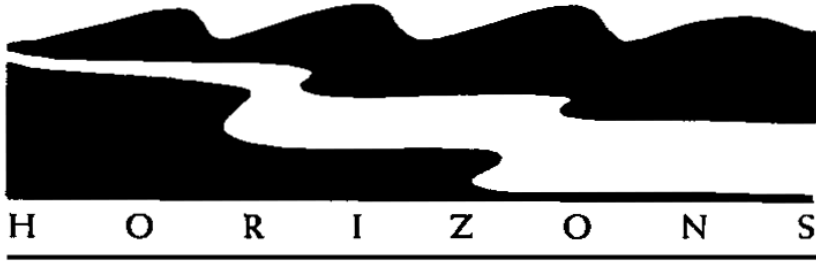


*San Marcos*



---

# Sector Five Plan

---



Prepared by  
Planning and Development Services Department  
City of San Marcos

*Adopted: April 22, 2002*

# CITY OF SAN MARCOS

## **City Council**

David Chiu, Mayor  
Ed Mihalkanin, Place 1  
Jacob Montoya., Place 2  
Jane Hughson, Place 3  
Joe B. Cox, Jr., Place 4  
Paul Mayhew, Place 5  
Martha Castex Tatum, Place 6

## **Planning and Zoning Commission**

Robert Thornton, Chair  
Chris North, Vice Chair  
Kevin Brumley  
Bill Desoto  
Irene Hindson  
Teresa Hobby  
Gilbert Natal  
William R. Rogers  
Scott Walker

## **City Administration**

Larry D. Gilley, City Manager  
Laura Huffman, Deputy City Manager

## **Planning and Development Services Department**

### **(Contributing Staff)**

Ron F. Patterson, AIA, AICP, Director  
Ed Theriot, AICP, Assistant Director  
Jon C. James, AICP, Chief Planner  
*Kate Elrod, former Neighborhood Planner*  
*Ross Frie, AICP, former Chief Planner*

**SAN MARCOS HORIZONS  
SECTOR FIVE PLAN  
Table Of Contents**

<b>CHAPTER 1 – INTRODUCTION .....</b>	<b>1-1</b>
What is a Sector Plan?.....	1-1
What are the Objectives of the San Marcos Sector Plans? .....	1-1
What are the Roles of the Participants? .....	1-1
What is the Process of Developing a Sector Plan? .....	1-2
How Does a Sector Plan Relate to San Marcos Horizons Master Plan? .....	1-3
How will the Sector Plans be Implemented? .....	1-4
<b>CHAPTER 2 – TODAY .....</b>	<b>2-1</b>
Introduction.....	2-1
Location .....	2-1
The Natural Environment.....	2-3
Geology.....	2-3
Topography.....	2-3
Edwards Aquifer Zone .....	2-3
Watersheds.....	2-3
Floodplains .....	2-3
The Built Environment.....	2-5
Existing Land Use.....	2-5
Existing Zoning .....	2-8
Housing.....	2-14
Transportation .....	2-15
The People.....	2-17
Current Population .....	2-17
Community Facilities .....	2-18
<b>CHAPTER 3 – TOMORROW .....</b>	<b>3-1</b>
Introduction.....	3-1
Future Land Use Plan.....	3-2
Transportation .....	3-6
Goals.....	3-6
Streets.....	3-6
Pedestrian & Bicycle Facilities.....	3-9
Public Transportation .....	3-9
<b>CHAPTER 4 – ACTION PLAN.....</b>	<b>4-1</b>
Introduction.....	4-1
Implementation Actions .....	4-1
Plan Adoption & Amendment .....	4-1
Regulation.....	4-1
Other Plans and Studies.....	4-1

<b>APPENDIX.....</b>	<b>A-1</b>
<b>Demographic Tables .....</b>	<b>A-1</b>

## **Maps**

Map 1: City of San Marcos Sector Map .....	1-5
Map 2: Sector Five Neighborhood Associations .....	2-2
Map 3: Sector Five Natural Features .....	2-4
Map 4: Sector Five Existing Land Use .....	2-7
Map 5: Sector Five Existing Zoning .....	2-13
Map 6: Future Land Use Plan .....	3-5
Map 7: Transportation Plan Map .....	3-10

## **Figures & Tables**

<b>Figure 1-1: Sector Plan Organization .....</b>	<b>1-2</b>
<b>Figure 1-2: Sector Plan Process .....</b>	<b>1-3</b>
<b>Table 2-1: Existing Land Use .....</b>	<b>2-5</b>
<b>Table 2-2: Existing Zoning .....</b>	<b>2-8</b>
<b>Table 2-4: Sector Five Housing Types.....</b>	<b>2-14</b>
<b>Figure 2-1: Sector Five Housing Types .....</b>	<b>2-14</b>
<b>Table 3-1: Future Land Use .....</b>	<b>3-2</b>

## SECTOR FIVE

### Chapter 1 – Introduction

#### What is a Sector Plan?

A sector plan is a plan for the future of a defined area within a city. The San Marcos sector plans will strengthen the identity of residential and nonresidential areas and guide change for the areas. Plans will be developed for eight sectors in San Marcos. The map presented at the end of this section shows the eight sectors.

#### What are the Objectives of the San Marcos Sector Plans?

Objectives for the sector plans include:

- The development of a future land use map for the area;
- Identification of zoning and land use conflicts in the area;
- Building stronger community relations by fostering a partnership between the City, and neighborhood residents, property owners, institutions and businesses;
- The stabilization and / or improvement of property values in the area;
- The provision of guidelines to insure new development will be sensitive to existing development; and
- Addressing goals, problems, and opportunities at a neighborhood level.

#### What are the Roles of the Participants?

##### Stakeholders

Stakeholders include interested property owners, residents, and owners of businesses within each sector. The stakeholders give input to City staff and the Planning and Zoning Commission regarding desired land uses in each sector.

##### Planning and Development Services (PADS) Staff

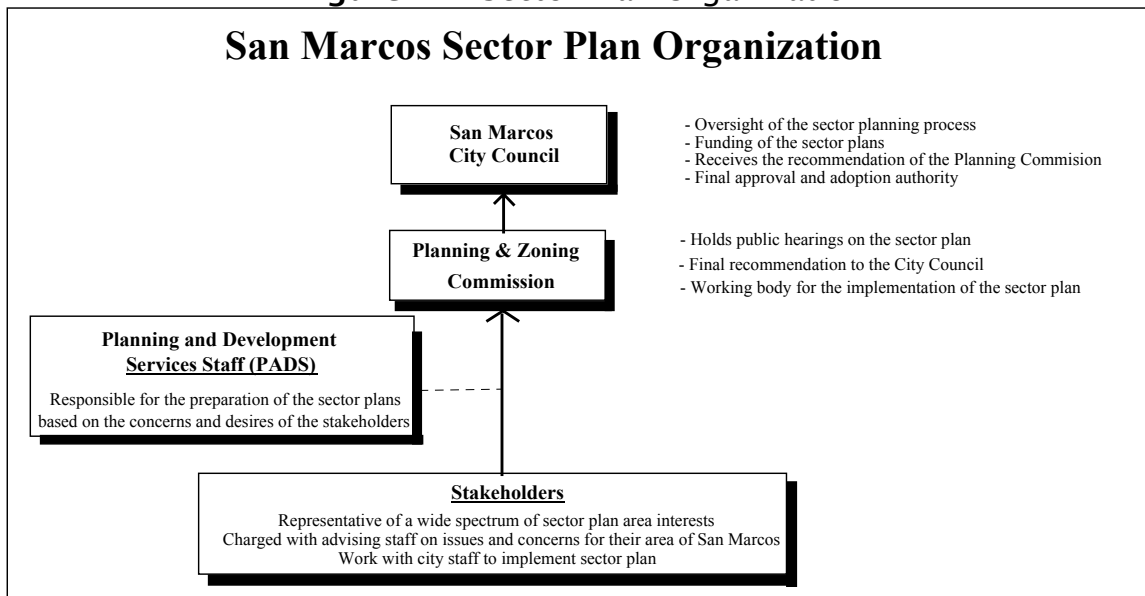
PADS staff prepare sector plans and future land use maps based on the concerns and desires of the stakeholders, adopted policies of the city's master plan and sound urban planning principles.

##### Planning and Zoning Commission

Holds public hearings on sector plans and makes a recommendation to the City Council.

##### City Council

Adopts sector plans by ordinance as an amendment to the city's master plan, San Marcos Horizons.

**Figure 1-1: Sector Plan Organization**

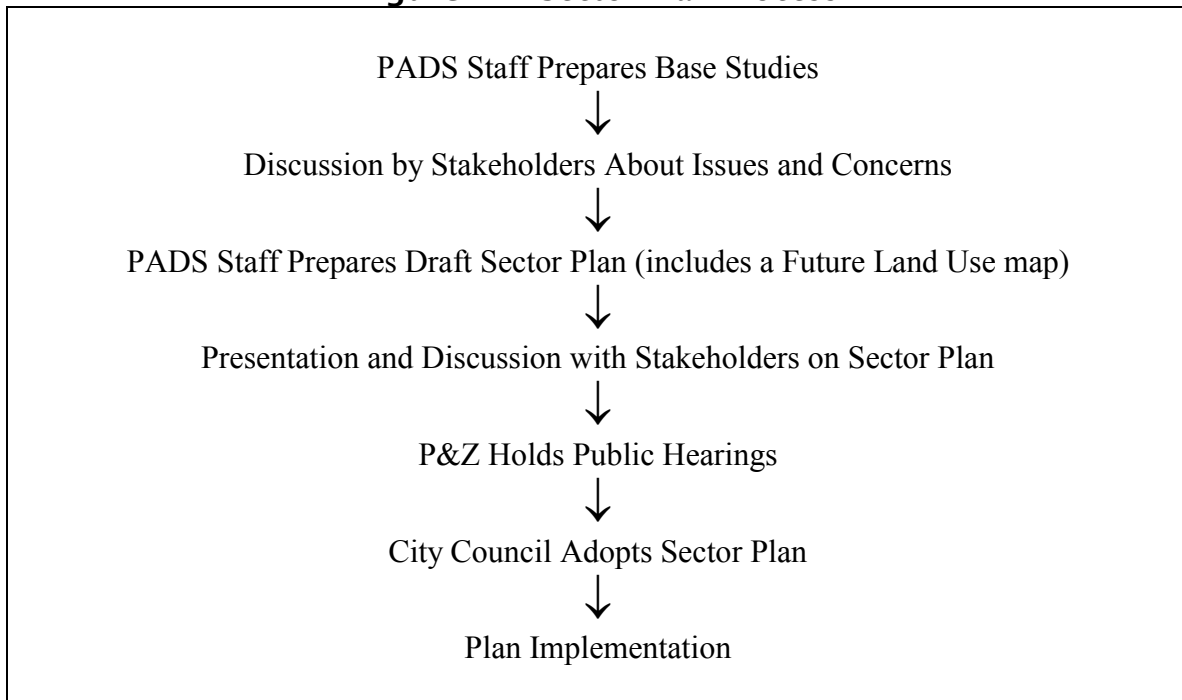
## What is the Process of Developing a Sector Plan?

Developing a sector plan is a collaborative process. All interested parties are brought together in neighborhood meetings where the participants are provided maps, plans, graphics, and policy options. Everyone's concerns and ideas are considered and discussed. Using those ideas and addressing the key concerns, a future land use plan for the sector is developed by the PADS staff. The sector plan is then presented to the community at large. Collaborative planning results in a sector plan that represents the interests and concerns of all participants.

The sector plan process begins with the PADS staff collecting and analyzing background information and preparing maps on a sector-by-sector basis. Once base studies are completed, the PADS staff holds meetings with stakeholders in the sector to discuss issues and concerns about their sector. Following the meetings, the PADS staff prepares a draft sector plan (including a future land use map). The PADS staff generally holds one final meeting with the stakeholders to present and discuss the sector plan.

Upon completion of the staff and stakeholders work, each sector plan will be presented individually to the Planning and Zoning Commission. The Planning and Zoning Commission will conduct public hearings on each sector plan. After the public hearings, the Planning and Zoning Commission will make its recommendation to the City Council.

The City Council will hold a public hearing on each sector plan and adopt each by ordinance as an amendment to the city's master plan, San Marcos Horizons.

**Figure 1-2: Sector Plan Process**

## How Does a Sector Plan Relate to San Marcos Horizons Master Plan?

San Marcos Horizons is the City of San Marcos' master plan. It is intended to guide the growth of the city over the next decade. San Marcos Horizons is a plan that is based on the community's vision of what San Marcos can become and how it wants to look in the future. This community vision is the starting point for an action plan that outlines policy recommendations for the growth and physical development of the community. It states the city's goals regarding future land uses and establishes coordination with related infrastructure master plans. San Marcos Horizons provides the basis for the development of programs and services that have an impact on the physical development of the city, and provides direction regarding coordination with other public and private entities on the implementation of its stated goals. The San Marcos Horizons jurisdiction includes the City of San Marcos and its two-mile Extra-Territorial Jurisdiction (ETJ). These two areas combined cover over 100 square miles.

During the preparation of San Marcos Horizons, a future land use map was prepared for the City of San Marcos and its two-mile ETJ. The Citizens Advisory Committee was concerned that the map was too general in nature and did not contain parcel-specific future land use designations in the city. So the San Marcos Horizons future land use map was adopted for the ETJ only and the 1983 future land use map for the city as amended since 1983) would remain in effect until the sector plans produced parcel-specific maps to replace the 1983 map. To be certain the sector plans would be prepared a policy was included in San Marcos Horizons that stated:

**Policy LU-1.3:** The City shall not amend the current land use designation of any property within the city limits solely by the adoption of this Future Land Use Plan; rather, such land use amendments will only be accomplished by the land use amendment process. Furthermore, the City shall prepare sector plans to resolve zoning and land use conflicts.

In addition, an implementation action was included in San Marcos Horizons that stated:

- The City will prepare sector plans to reduce the number of potential conflicts between the future land use map and the current zoning map.

## **How will the Sector Plans be Implemented?**

A sector plan will be implemented by a cooperative effort between the stakeholders in the sector and the City of San Marcos. The process of resolving land use and zoning conflicts may require city initiated zoning cases since zoning can only be changed through the zoning process defined by state law. The sector plan land use map and associated text descriptions will also guide future development decisions as zoning changes or subdivisions are proposed on land contained in the sector.

*Role of Plans:* Plans are intended to provide effective guidance on typical development and public investment decisions. When a plan is becoming irrelevant or contradictory to emerging policy or changing conditions, the plan should be re-evaluated and revised as necessary.

*Role of Regulations:* Planning-related regulations should provide a bridge between the recommendations of adopted plans and day-to-day proposed development or public investment actions. Good regulations help staff and officials focus on the critical technical and policy issues.

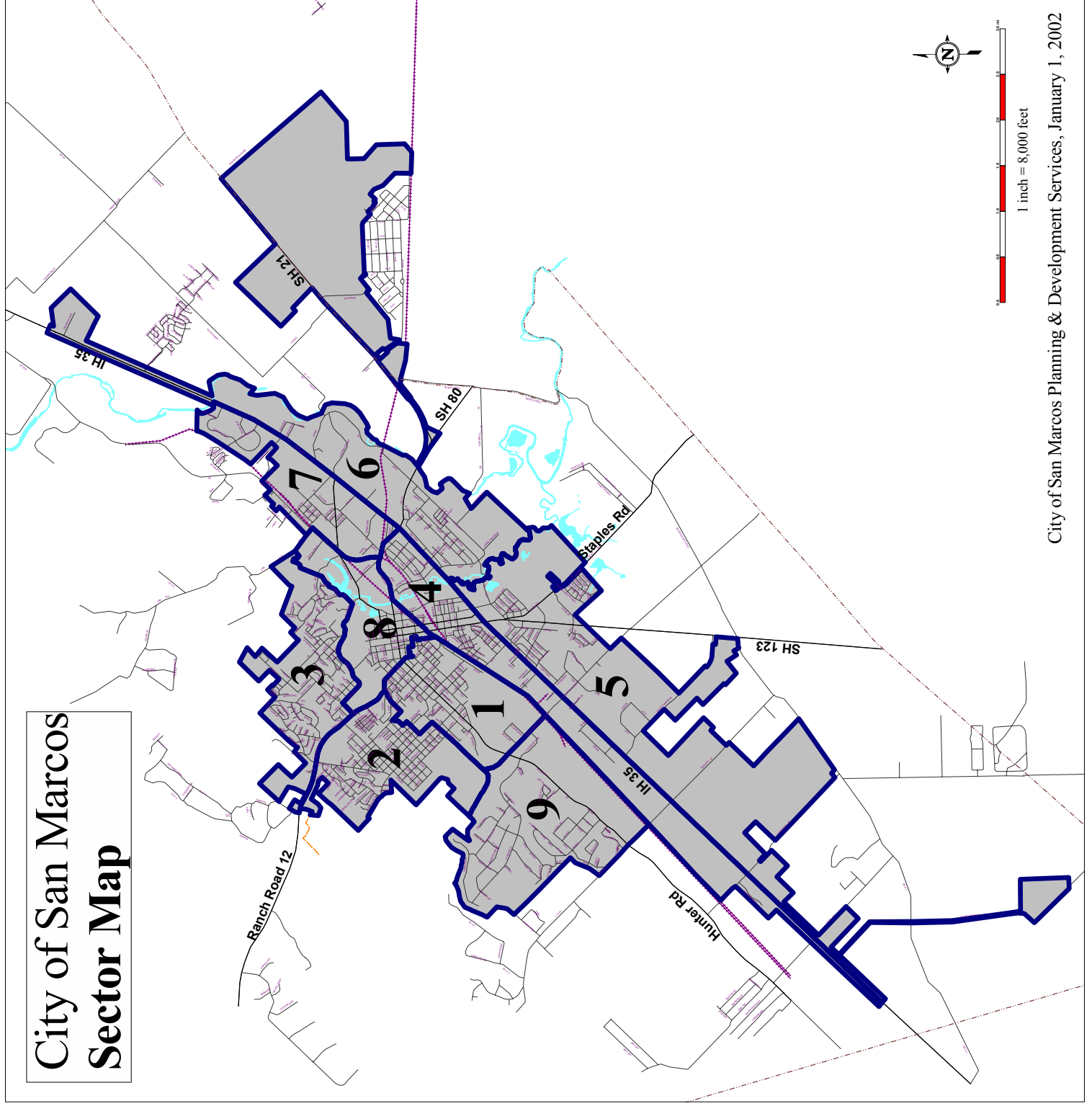
*Role of Staff:* City staff assists applicants in following procedures and provides officials with information necessary to make informed decisions.

*Role of Advisory Boards and Commissions:* Advisory boards and commissions evaluate proposals from a substantive, rather than political, point of view. As individuals, and as a group, they are less constrained by political expediency, and therefore should feel comfortable challenging applicants and staff to make the best possible case for their proposals and recommendations.

*Role of Elected Officials:* Elected officials must balance the recommendations of plans and policies, the objectives of the applicant, the technical advice of staff, and the politically-neutral recommendations of advisory boards and commissions, with their own judgment on the matter at hand.



# City of San Marcos Sector Map





## SECTOR FIVE

### Chapter 2 – Today

#### Introduction

In order to formulate a sector plan that will strengthen the identity of the neighborhoods and guide change within the sector compatible with the aims of the Master Plan, it is important to understand the present Sector Five. This chapter, "Sector Five Today," describes specifics of the sector: its natural environment, built environment, its people, and the community facilities within the sector.

Sector Five is located along the east side of IH-35 south of the San Marcos River and contains one of the widest varieties of land uses in San Marcos. Four neighborhoods, Hills of Hays, Mockingbird Hills, Sunset Acres, and Wallace Addition are in the sector. Hills of Hays is one of the fastest growing subdivisions in San Marcos providing entry-level homes for residents. The remaining three are established neighborhoods with generally modest single family housing and a significant proportion of older homeowners. Two neighborhood parks, Hills of Hays and Swift Memorial, give residents a place to play and the San Marcos River gives residents a place to relax. A number of the City's schools are also located in this area including Bowie Elementary School, DeZavala Elementary School, Owen Goodnight Junior High School, and San Marcos High School.

Numerous commercial establishments are located along IH-35 in Sector Five, the largest of which are the San Marcos Factory Shops and the Tanger Factory Outlet Center. Several other establishments including Lowe's Home Improvement, Luby's, Vivroux Sporting Goods, Chilis, Red Lobster and the Holiday Inn Express have been built during the past few years. The only hospital in San Marcos, Central Texas Medical Center, is located on Wonder World Drive. Almost half of the land in the sector is vacant and a quarter is zoned for commercial development.

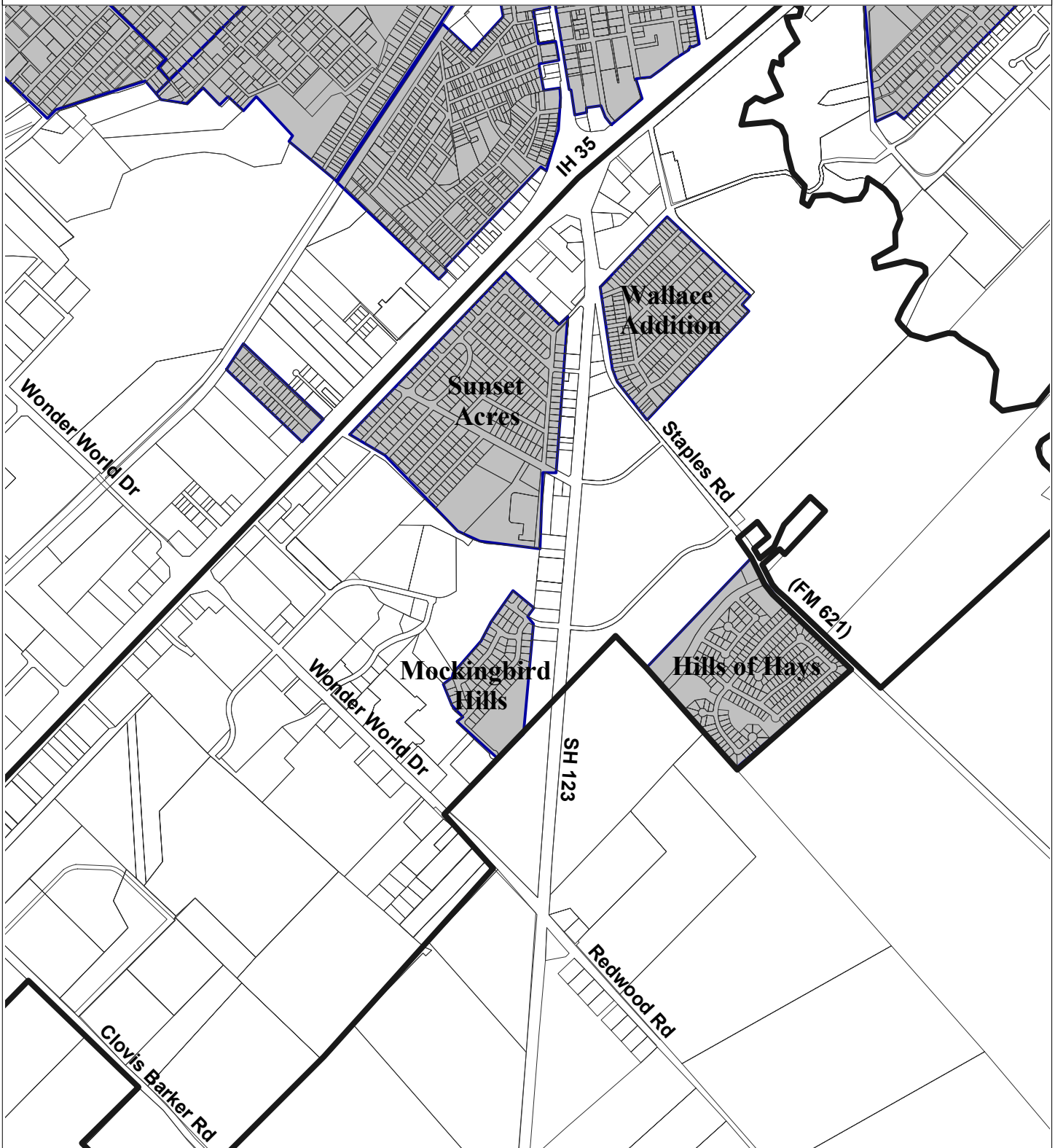
The land is generally flat with the lowest point in the sector at the Cape Road bridge crossing the San Marcos River. The highest point in the area is behind Central Texas Medical Center.

#### Location

Sector Five occupies 4.3 square miles in southern San Marcos, encompassing the Hills of Hays, Mockingbird Hills, Sunset Acres, and Wallace Addition neighborhoods, as well as a large portion of the City's vacant area. The sector is generally bounded by IH-35 on the northwest; the San Marcos River on the northeast and the city limits to the south and east. Sector Five comprises approximately 22% of the 19.3 square miles of the City. A map of Sector Five and the Neighborhood Associations within it is presented on the following page.

# Map 2: Neighborhood Associations Map

**City of San Marcos**  
Sector Five Plan



0 500 1000 1500 2000 2500  
1 inch = 1,600 feet



City of San Marcos  
Planning and Development Services  
Adopted: April 22, 2002

## **The Natural Environment**

### ***Geology***

Sector Five, along with Sectors Four, Six and Seven, is located in the Blackland Prairie to the east of the Balcones Escarpment. The underlying material in the area is erodible chalk and clay-shale. The base is generally covered by thick, organic rich clay soils. Most of the terrain is nearly flat.

### ***Topography***

Land elevations in Sector Five vary from 683 feet above sea level behind the Central Texas Medical Center to 548 feet above sea level at the Cape Road bridge crossing over the San Marcos River. Sector Five topography is shown on the Natural Features map on the following page.

### ***Edwards Aquifer Zone***

The Edwards Aquifer is the water-bearing underground network of porous and honeycombed limestone formation of the Edwards Plateau. It is the source of water for San Marcos, as well as over 1.5 million other Texans, and is the source of the San Marcos River. Sector Five is located in the saline zone. The saline zoned is an area of saline ground water that abuts the artesian zone.

### ***Watersheds***

A watershed is an area that drains into a river or creek. Sector Five lies in the San Marcos River, Cottonwood Creek, and York Creek watersheds.

### ***Floodplains***

There are floodways and floodplains along both the San Marcos River and Cottonwood Creek. Approximately 20% of the land in Sector Five is located in these floodways or floodplains.

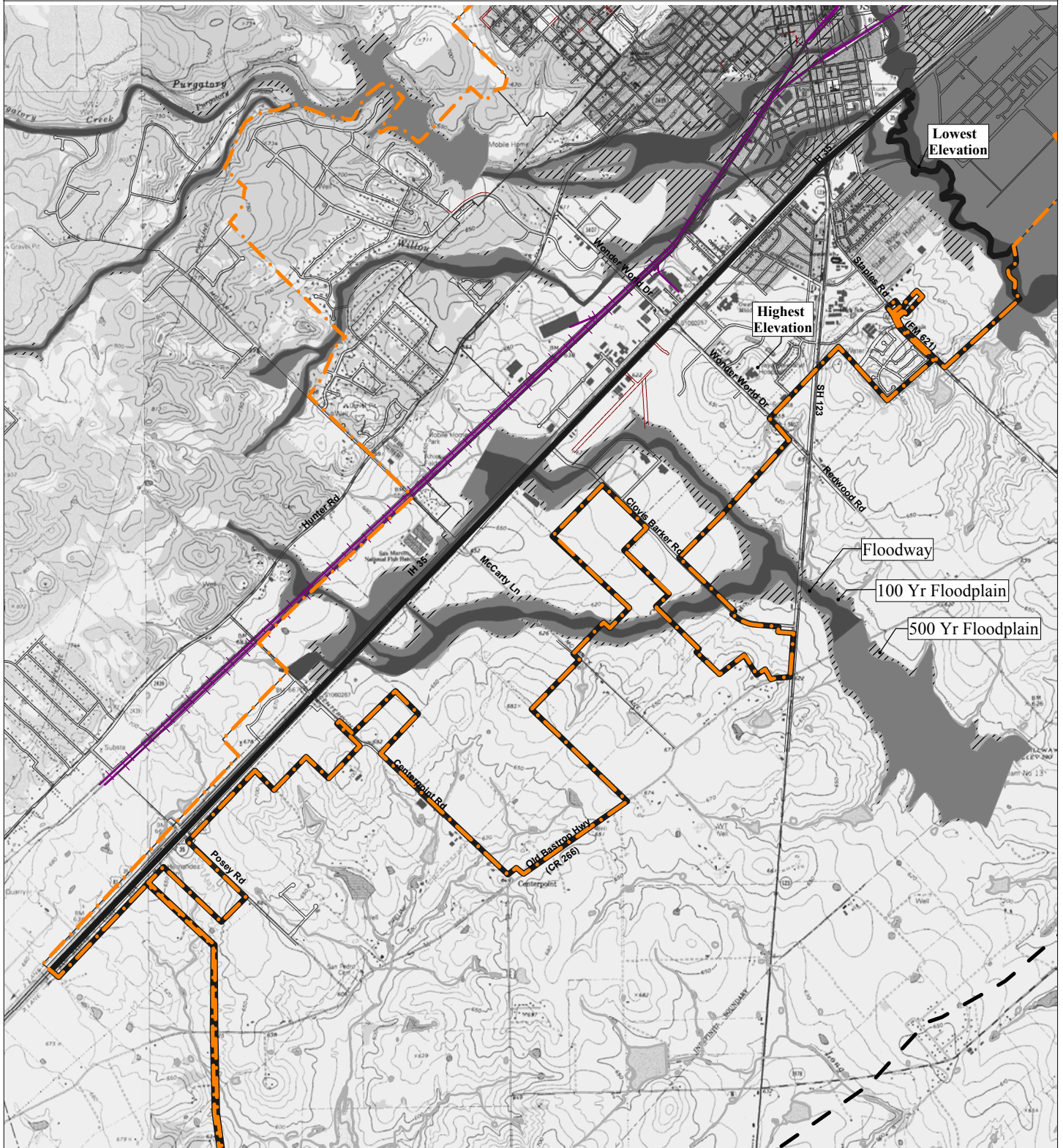
There are 148 acres of Sector Five in the 100-year floodplain, described as an area which has a 1% chance of being inundated by floodwaters in any given year. The 100-year floodplain has been adopted by the Federal Emergency Management Agency as the basis for floodplain management nationwide. There are 106 acres of Sector Five in the 500-year floodplain, an area which has a .2% chance of being inundated by floodwaters in any given year. There are 107 acres of the sector located in floodways and river channels. These areas must be kept free of encroachments so that a 100-year flood can be carried without substantial increases in flood height.

In San Marcos, development is prohibited in the floodway, a floodplain permit is required for any development in the 100-year floodplain, and floodplain permits are not required for development in the 500-year floodplain. Sector Five floodways and floodplains are shown on the Natural Features map on the following page.



# Map 3: Natural Features Map

## City of San Marcos Sector Five Plan



Highest Elevation: 683 feet above sea level  
Lowest Elevation: 548 feet above sea level

0 1000 2000 3000 4000 5000  
1 inch = 4,000 feet



City of San Marcos  
Planning and Development Services  
Adopted: April 22, 2002

## The Built Environment

### *Existing Land Use*

Sector Five encompasses 2,747 acres, or 4.3 square miles; 22% of the 19.3 square miles in the City of San Marcos. Table 2-1, below, indicates the existing land use within the Sector, according to the July 1998 survey by the City of San Marcos Planning and Development Services Department. (Note that the total acreage for the Sector includes only those areas that were within the city limits in July of 1998).

**Table 2-1: Existing Land Use**

<u>Land Use Category</u>	<u>Acreage</u>	<u>Percentage</u>
Vacant*	738.6	40%
Public and Institutional	307.8	16%
Right-of-Way	225.7	12%
Commercial	176.9	10%
Single Family	175.6	10%
Open Space / Floodway	108.4	6%
Industrial	56.1	3%
Multi-family	31.1	2%
Mobile Home	2.5	1%
Duplex	0.0	0%
<b>Total</b>	<b>1,822.7</b>	<b>100%</b>

\*includes unused right-of-way

Existing land use categories are defined by how the land is currently being used, and not by its existing zoning or its future land use map designation. The Sector Five Existing Land Use map is presented at the end of this section.

#### **Vacant**

The largest percentage of acreage in Sector Five is vacant land (40%), which includes unused road right-of-way. The majority of the vacant land in Sector Five is located adjacent to the A.E. Woods State Fish Hatchery, the Mockingbird Hills neighborhood, the outlet malls and several large tracts located east of IH-35 and south of Wonder World Drive.

#### **Public and Institutional**

Approximately 16% of the acreage in Sector Five is public and institutional land uses. The public and institutional land uses include the A.E. Woods State Fish Hatchery, Bowie Elementary School, DeZavala Elementary School, Owen Goodnight Junior High School, San Marcos High School, San Marcos Electric Utility, Central Texas Medical Center, Hays Nursing Center, Broadway Street Fire Station, Iglesia Bautista Emanuel Church, Sinai Pentecostal Church, Church of Jesus Christ of Latter Day Saints, Hays County Civic Center, and several Hays County offices.

**Right-of-Way**

Approximately 12% of the acreage in Sector Five is used for right-of-ways. Right-of-way includes streets and railroads.

**Commercial**

Approximately 10% of the acreage in Sector Five is commercial land use, which includes retail and office uses. The majority of commercial uses in Sector Five are located along IH-35, State Highway 123 and Wonder World Drive. In addition, the San Marcos Factory Shops and the Tanger Factory Outlet Center are located at the intersection of IH-35 and Centerpoint Road.

**Single Family**

Approximately 10% of the acreage in Sector Five is single family land use. Single family includes one single family dwelling unit per lot. Most single family homes are located in the Hills of Hays, Mockingbird Hills, Sunset Acres, and Wallace Addition neighborhoods.

**Open Space / Floodway**

Approximately 6% of the acreage in Sector Five is open space / floodway. The open space / floodway designation includes parks and other preserved open space, including floodways. Parks in Sector Five include Hills of Hays and Swift Memorial. Floodways in Sector Five includes the floodways along the San Marcos River and a branch of Cottonwood Creek.

**Industrial**

Approximately 3% of the acreage in Sector Five is industrial land use. The largest industrial land uses include Marshall Gas Controls, Electrosources, and T.B. Woods.

**Multifamily**

Approximately 2% of the acreage in Sector Five is multifamily land use, which is more than four dwelling units on one lot. The largest multifamily projects include The Cedars, The Palazzo, Greystone, Redwood Retirement Center, and Sunrise Village.

**Mobile Home**

Less than 1% of the acreage in Sector Five is mobile home land use. There are a few mobile homes located in the Wallace Addition neighborhood and along Wonder World Drive.

**Duplex**

There are no duplexes located in Sector Five.



**Map 4: Sector Five Existing Land Use**



**Existing Zoning**

In December 2000, the City of San Marcos Planning and Development Services Department completed a zoning district analysis of Sector Five. The Sector Five Existing Zoning map is presented at the end of this section. A summary of existing acreage by zoning category and the percentage of each in the district are:

**Table 2-2: Existing Zoning**

<b><u>Zoning District</u></b>	<b><u>Acreage</u></b>	<b><u>Percentage</u></b>
<b>A-R</b> <b>Agricultural-Ranch District</b>	<b>45.7</b>	<b>1.7%</b>
<b>PD</b> <b>Pre-Development District</b>	<b>605.2</b>	<b>22.0%</b>
<b>RR</b> <b>Rural Residential District</b>	<b>0.0</b>	<b>0.0%</b>
<b>SR</b> <b>Suburban Residential District</b>	<b>0.0</b>	<b>0.0%</b>
<b>R-1</b> <b>Single-Family Dwelling District (Low Density)</b>	<b>204.4</b>	<b>7.4%</b>
<b>R-2</b> <b>Single-Family Dwelling District (Medium Density)</b>	<b>43.5</b>	<b>1.6%</b>
<b>DP-1</b> <b>Two Family Dwelling District (Low Density)</b>	<b>0.0</b>	<b>0.0%</b>
<b>DP-2</b> <b>Two Family Dwelling District (Medium Density)</b>	<b>8.9</b>	<b>0.3%</b>
<b>TH-1</b> <b>Townhouse Residential District (Low Density)</b>	<b>0.0</b>	<b>0.0%</b>
<b>TH-2</b> <b>Townhouse Residential District (Medium Density)</b>	<b>0.0</b>	<b>0.0%</b>
<b>TH-3</b> <b>Townhouse Residential District (High Density)</b>	<b>0.0</b>	<b>0.0%</b>
<b>ZL-1</b> <b>Zero Lot-Line Dwelling District (Medium Density)</b>	<b>0.0</b>	<b>0.0%</b>
<b>M</b> <b>Single-Family, Duplex, &amp; Neighborhood Business Dist.</b>	<b>2.9</b>	<b>0.1%</b>
<b>MF-1</b> <b>Multi-Family District (Low Density)</b>	<b>0.0</b>	<b>0.0%</b>
<b>MF-2</b> <b>Multi-Family District (Medium Density)</b>	<b>27.3</b>	<b>1.0%</b>
<b>MF-3</b> <b>Multi-Family District (High Density)</b>	<b>21.8</b>	<b>0.8%</b>
<b>MF-4</b> <b>Multi-Family District (High Density)</b>	<b>87.9</b>	<b>3.2%</b>
<b>MF-5</b> <b>Multi-Family District (High Density)</b>	<b>45.4</b>	<b>1.7%</b>
<b>P</b> <b>Public and Institutional District</b>	<b>144.6</b>	<b>5.3%</b>
<b>TDR-GZ</b> <b>Transfer of Development Rights - Granting Zone</b>	<b>0.0</b>	<b>0.0%</b>
<b>MR</b> <b>Mobile Home District</b>	<b>0.0</b>	<b>0.0%</b>
<b>LB</b> <b>Limited Business District</b>	<b>63.6</b>	<b>2.3%</b>
<b>C</b> <b>Commercial District</b>	<b>624.6</b>	<b>22.7%</b>
<b>CBA</b> <b>Central Business District</b>	<b>0.0</b>	<b>0.0%</b>
<b>LI</b> <b>Light Industrial District</b>	<b>78.4</b>	<b>2.9%</b>
<b>I</b> <b>Industrial District</b>	<b>194.2</b>	<b>7.1%</b>
<b>PDD</b> <b>Planned Development District</b>	<b>0.0</b>	<b>0.0%</b>
<b>UZ</b> <b>Unzoned</b>	<b>548.5</b>	<b>20.0%</b>
	<b>-----</b>	<b>-----</b>
	<b>2,747.0</b>	<b>100%</b>

**Definitions**

***Permitted Use*** means a use that is allowed in a zoning district.

***Specific Use*** means a use which may be suitable in certain locations in a zoning district if developed and operated under specific conditions and/or for a limited period of time. Specific use permits must be granted by the Planning and Zoning Commission.

**Zoning Districts****Agricultural-Ranch District (A-R)**

Approximately 2% of the acreage in Sector Five is zoned Agricultural-Ranch District. The uses permitted in the A-R District include group homes and farming, ranching, or related activities, including single-family dwellings. Specific uses in the A-R District include single family dwellings unrelated to agricultural or ranch activities, mobile homes, home occupations, and residential care facilities. The land zoned A-R is the vacant land along IH-35 south of the Tanger Factory Outlet Center to the city limits.

**Pre-Development District (PD)**

The second largest percentage of the acreage in Sector Five is zoned Pre-Development District (22%). The PD district is designed to promote orderly, timely, economical growth and to recognize current land use conditions. The uses permitted in the PD district include farming, ranching, related activities and accessory uses, including the owner's single-family dwellings. Specific uses in the PD district include single-family dwellings and accessory uses, mobile homes, home occupations and group homes. The majority of the land zoned PD is located along the San Marcos River and includes the A.E. Woods State Fish Hatchery.

**Single-Family Dwelling Districts (R-1 and R-2)**

Approximately 9% of the acreage in Sector Five is zoned in Single-Family Dwelling districts. The uses permitted in the R-1 and R-2 Districts include single-family detached dwelling units, accessory buildings and group homes. Specific uses in the R-1 and R-2 Districts include churches and home occupations. R-1 development is defined as 6 dwelling units or fewer per gross acre. The majority of land zoned R-1 in Sector Five is located in the Mockingbird Hills, Sunset Acres, and Wallace Addition neighborhoods. Another large tract of land zoned R-1 is located adjacent to the Hays County Civic Center. R-2 development is defined as 9 dwelling units or fewer per gross acre. The only land in Sector Five zoned R-2 is the majority of the Hills of Hays neighborhood.

**Two Family Dwelling District (DP-2)**

Less than 1% of the acreage in Sector Five is zoned in the DP-2, Two Family Dwelling District. DP-2 is defined as 12 dwelling units or fewer per gross acre. The uses permitted in the DP-2 District include single-family detached dwellings, two-unit townhouse, duplexes, condominiums, storage buildings not larger than 10 feet by 12 feet, and group homes. Specific uses in the DP-2 District include churches and home occupations. The only land zoned DP-2 in Sector Five is a portion of the Hills of Hays neighborhood and a vacant tract adjacent to Owen Goodnight Junior High School.

Single-Family, Duplex and Neighborhood Business District (M)

Less than 1% of the acreage in Sector Five is zoned Single-Family, Duplex and Neighborhood Business District. The M district classification is being phased out. No building permits or site development permits are being issued for new construction of principal buildings located on any property zoned M until an application is submitted to change the zoning classification in conformance with the zoning ordinance and the city's master plan. However, permits may be issued for remodeling and repair of existing buildings for uses that are listed as permitted in this district without applying for a zoning change. The uses permitted in the M district include single-family detached dwellings, duplexes, neighborhood businesses, professional offices, churches, day care centers, clinics, convalescent homes, nursing homes, and group homes. Specific uses in the M district include residential care facilities. The only land zoned M in Sector Five is located along Staples Road in the Wallace Addition neighborhood.

Multi-Family Districts (MF-2, MF-3, MF-4, and MF-5)

Almost 7% of the acreage in Sector Five is zoned in Multi-Family Districts. MF-2 development is defined as 12 dwelling units or fewer per gross acre and MF-3 development is defined as 18 dwelling units or fewer per gross acre. The permitted uses in the MF-2 and MF-3 Districts include townhouses, duplexes, multiple dwelling units, condominiums, lodging homes, boarding homes, group homes, dormitories and churches. Specific uses in the MF-2 and MF-3 Districts include home occupations, residential care facilities, fraternity/sorority buildings, day care centers and pre-elementary schools. The only land zoned MF-2 or MF-3 in Sector Five is a vacant tract south of Wonder World Drive, east of Sadler Drive, and within another vacant tract north of the Mockingbird Hills neighborhood.

MF-4 development is defined as 24 dwelling units or fewer per gross acre and MF-5 development is defined as 40 dwelling units or fewer per gross acre. The permitted uses in the MF-4 and MF-5 Districts include townhouses, duplexes, multiple dwelling units, condominiums, lodging homes, boarding homes, group homes, churches, day care centers and pre-elementary schools. Specific uses in the MF-4 and MF-5 Districts include home occupations, residential care facilities and fraternity/sorority buildings. The majority of land zoned MF-4 in Sector Five includes The Cedars, The Palazzo, Greystone, and Redwood Retirement Center. The only land zoned MF-5 in Sector Five is a large vacant tract across from the Central Texas Medical Center.

Limited Business and Commercial Districts (LB and C)

Approximately 30% of the acreage in Sector Five is zoned Limited Business or Commercial, with the largest percentage being Commercial (26%). This is the category with the largest percentage of land in Sector Five. The uses permitted in the LB District include most types of for-profit business, retail and offices uses. Specific uses in the LB District include mixed use buildings, drive-through facilities, banks, hospitals, restaurants, laundries, and veterinary services. The majority of land zoned LB includes the Central Texas Medical Center and associated businesses.

The uses permitted in the C District include most types of for-profit business, retail and offices uses. Specific uses in the C District include mobile homes, establishments which dispense liquor, wine or beer for on-premise consumption, mixed use buildings, automotive body/paint shops and veterinary services. The majority of land zoned C in Sector Five is located along IH-35, State Highway 123, Wonder World Drive, and Centerpoint Road.

#### Light Industrial District (LI)

Approximately 3% of the acreage in Sector Five is zoned Light Industrial District. The uses permitted in the LI District include automotive shops, heavy equipment sales and service, lumberyards, warehouses, petroleum bulk stations, laboratories, manufacturing or assembly plants and other related uses. Specific uses in the LI district include any use permitted in the C district and planned industrial parks. The only land zoned LI is Marshall Gas Controls and an adjacent vacant tract.

#### Industrial District (I)

Approximately 7% of the acreage in Sector Five is zoned Industrial District. The uses permitted in the I District include automotive shops, heavy equipment sales and service, lumberyards, warehouses, petroleum bulk stations, laboratories, manufacturing or assembly plants and other related uses. The I District includes any use permitted in the Light Industrial (LI) District but excludes any use permitted in the C District. Specific uses in the I District include any use in the LI District or a planned industrial park. The majority of land zoned I in Sector Five includes Electrosources, T.B. Woods and a large vacant tract northeast of Marshall Gas Controls along the Cottonwood Creek floodway.

#### Public and Institutional District (P)

Approximately 5% of the acreage in Sector Five is zoned Public and Institutional District. The uses permitted in the P district include governmental buildings, parks, cemeteries, airports, hospitals, churches, utility substations, communication towers, and public and private education institutions. Specific uses in the P District include establishments that dispense liquor, wine and/or beer for on-premise consumption and fraternity/sorority buildings. The majority of land zoned P in Sector Five includes Bowie Elementary School, DeZavala Elementary School, Owen Goodnight Junior High School, San Marcos High School, Iglesia Bautista Emanuel Church, Sinai Pentecostal Church, Hays County Civic Center and several Hays County offices.

#### Unzoned

Approximately 20% of the acreage in Sector Five is Unzoned. This designation applies to properties recently annexed into the city that have not yet been given a zoning designation. Areas zoned in this category include lands on either side of McCarty Lane, east of IH 35, and lands southwest of the intersection of Clovis Barker Road and SH 123.

**Nonconforming Uses**

Conflicts between the existing land use and the existing zoning on a parcel of land occur when the use of the land was lawfully occupied at the time when the zoning ordinance became effective. These uses of land are considered nonconforming uses. A nonconforming use may be continued as long as it remains otherwise lawful, subject to the following provisions:

1. No existing structure devoted to a nonconforming use shall be enlarged, extended, constructed, reconstructed, moved or structurally altered.
2. The use of the structure shall only be changed to a use permitted in the district in which it is located.
3. A nonconforming use that has been discontinued may be resumed only if there has been no other use of the premises or structure since the nonconforming use was discontinued.
4. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for that use at the effective date of the zoning ordinance, but no use shall be extended to occupy any land outside the building.
5. Removal or destruction of a structure containing a nonconforming use shall eliminate the nonconforming use status. Destruction, for the purpose of the zoning ordinance, is defined as damage to an extent of more than 50% of the replacement cost at the time of the destruction.





**Map 5: Sector Five Existing Zoning**



## Housing

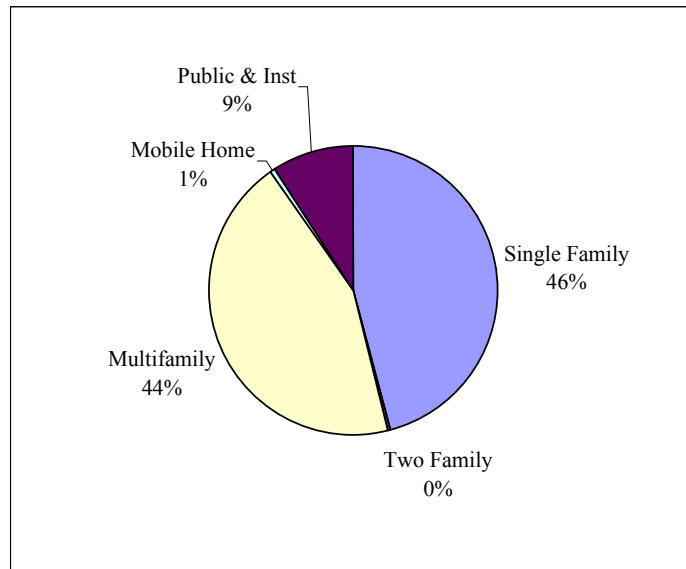
In January 1998, the City of San Marcos Planning and Development Services Department conducted a housing survey within Sector Five. The survey included the number and types of housing located within the area. The housing survey indicated there were 1,311 housing units. A breakdown of the housing types in Sector Five are:

**Table 2-4: Sector Five Housing Types**

<b><u>Housing</u></b>	<b><u>Buildings</u></b>	<b><u>Units</u></b>
Single Family	600	600
Two-family Detached	6	6
Multifamily	54	577
Mobile Home	7	7
Public & Institutional	118	121

**Figure 2-1: Sector Five Housing Types**

According to the 1990 Census\*, 58% of the housing in Sector Five was owner occupied, and 42% was renter occupied. The figures for the city as a whole were 31.6% owner occupied and a whopping 68.4% renter occupied. Residents in dorms or institutional housing were not counted in these figures. Vacancy in 1990 was reported as 6% in Sector Five and 9.8% city wide.



In 1997 more apartment units than houses were under construction or proposed within the city, so the percentage of renter occupied units is expected to rise, although household size may decrease slightly. In recent years in Sector Five, single-family homes have been built primarily in the Hills of Hays neighborhood, but also in the Mockingbird Hills and Wallace Addition neighborhoods. Recent apartment construction includes the Sunrise Village retirement duplex complex on Parker Dr. and The Palazzo apartments at the intersection of IH-35 and Wonder World Dr. Owner and renter occupancy rates are expected to remain stable in Sector Five as more new single family homes, duplexes, and apartments continue to be built in the area.

\* Detailed 2000 Census data is not yet available

## ***Transportation***

### **Existing Thoroughfares**

The existing system of streets and thoroughfares in Sector Five have developed in response to historical development patterns and natural constraints in the area. The major thoroughfares that serve to bring traffic into and through Sector Five are IH-35, Centerpoint Road, McCarty Lane, Wonder World Drive, State Highway 123, and Staples Road. The remaining streets in Sector Five are collectors that serve to move traffic within the area and to connect with the major thoroughfares. Traffic pressure, especially along IH-35, is expected to grow in the future.

State owned roads in Sector Five include IH-35, State Highway 123, and FM 621 (Staples Road). All other streets in the sector are city owned and maintained. All traffic signals in Sector Five are owned and maintained by the Texas Department of Transportation.

### **Traffic Volumes**

The Environment and Engineering Department periodically conducts traffic volume counts on city-owned streets. Traffic volumes represent 24-hour weekday counts. Recent traffic counts in Sector Five included:

<u>Location</u>	<u>1997</u>	<u>2000</u>
Centerpoint Road southeast of IH-35*	12,710	--
Centerpoint Road overpass at IH-35*	12,015	--
IH-35 northbound access road southwest of Centerpoint	6,050	5,194
Broadway west of State Highway 123	3,216	2,900
Broadway southeast of IH-35 northbound access road	1,581	1,399

\* No 2000 counts due to construction

The Texas Department of Transportation conducts traffic volume counts on state-owned thoroughfares. Traffic volumes represent 24-hour weekday counts. Recent traffic counts in Sector Five included:

<u>Location</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>
IH-35 southwest of State Highway 123	55,000	68,000	64,000
IH-35 southwest of Wonder World Drive	50,000	61,000	59,000
SH 123 south of IH-35	23,000	22,000	23,000
SH 123 south of Staples Rd	16,300	--	15,600
SH 123 north of Wonder World Drive	14,200	13,800	13,900
Wonder World Drive southeast of IH-35	9,000	8,800	8,900
Staples Road southeast of State Highway 123	4,800	4,400	4,300
Staples Road southeast of Broadway	3,600	3,500	3,600

**Pedestrian and Bicycle Transportation**

Accessible and safe pedestrian and bicycle connections between neighborhoods and major destinations, such as schools and shopping are often lacking throughout the Sector. However, one of the reasons for this is the large amount of currently undeveloped land within the Sector. With proper foresight this deficiency can be remedied as the vacant land within the Sector develops.

**Public Transportation**

There are three entities providing transit services in San Marcos, including Sector Five. The Southwest Texas State University shuttle bus system provides shuttle service throughout the area for students and staff. The CAT (CARTS Around Town) is a transit system provided by the Capital Area Rural Transit System (CARTS) in partnership with the City and the Texas Department of Transportation. The CAT has two routes that provide service to the Sector: Orange Route (Conway Street), Blue Route (Medical Center), and Red Route (The Outlet Malls). San Marcos Transit also provides on-demand, door-to-door service for qualifying residents.

## **The People**

SWT has a major influence on San Marcos. It is the city's largest employer, with about 2,500 employees, and its students, both on and off campus, make up a quarter of San Marcos' population. Sector Five's demographic profile is less dominated by the university's presence because it is southeast of the interstate.

The 1990 Census shows that sector Five's demographic profile is very different from the profile of the entire city. There are higher percentages of family households (71% vs. 46%) and married persons (46% vs. 31%) for Sector Five than the rest of the city. Of the 44% of married couples in Sector Five, 62% have children, as compared to 51% for the entire city. The age breakdown of Sector Five shows more people under 17 years old than the city as a whole (25% vs. 17%) and more people older than 49 (22% vs. 14%). More than half (58%) of the people in Sector Five own their homes, compared to one-third (32%) for the city as a whole. These figures are higher than for the city as a whole and shows that Sector Five is generally a stable family-oriented area.

The largest age group in Sector Five is 18-24, which makes up 23% of the population. However, this figure is lower than the same age group for the entire city (43%). Fewer people have never been married in Sector Five than the entire city (41% vs. 60%) and lower percentages of people are renters (42% vs. 68%). Since the majority of college students tend to be young single renters, this would imply that Sector Five has a lower college population than the city as a whole.

Overall household size (HHS) in Sector Five (3.47 persons) is higher than that for the city as a whole (2.92). Family HHS in the sector is 4.00 , while non-family HHS is 1.78.

Ethnically, according to the 1990 Census, there is a much larger percentage of Hispanics in Sector Five than the city as a whole (70% vs. 37%), a lower percentage of White non-Hispanic (26% vs. 56%) and Blacks (4% vs. 5%), and an equal percentage American Indians, Asians, and Others (1%).

Demographic tables for Sector Five are presented in the Appendix.

### ***Current Population***

The 1990 Census showed a Sector Five population of 2,532 people. Preliminary analysis of population counts from the 2000 Census place the population of Sector Five at approximately 3,201. Sector Five represents about 9% of San Marcos' total population.

***Community Facilities*****Police, Fire and Emergency Medical Service Protection**

Sector Five is located in the Baker and David Police Patrol Districts. Fire protection in Sector Five is provided from the Broadway Street Station on Broadway east of Parkdale. Emergency Medical Service is provided by San Marcos/Hays County EMS. The only hospital in San Marcos, Central Texas Medical Center, is located in Sector Five.

**Water and Wastewater Systems**

Water and wastewater service throughout the city is provided by the City of San Marcos. There are three large waterlines that serve Sector Five: one runs along Wonder World Drive, another along Clovis Barker Road to the Civic Center Loop, and the last runs along Highway 123. The main wastewater line runs along IH-35 from Centerpoint Road to the end of Patricia Drive. Some residents still have septic systems, but as units are sold, hookup to the city's wastewater system is required of new owners.

**Electric Service**

The majority of the electric service in Sector Five is provided by the City of San Marcos. However, the areas east of the fish hatchery along Staples Road and the San Marcos Factory Shop are served by Bluebonnet, a privately owned electric cooperative. In addition, the Tanger Factory Outlet Center is served by Pedernales, another privately owned electric cooperative.

**Solid Waste Collection**

The City of San Marcos contracts with Browning-Ferris Industries (BFI) to provide residential garbage collection in the area. Commercial establishments, and some non-residential developments, contract with private collection companies.

**Natural Gas**

Entex, Inc., is the supplier of natural gas in San Marcos.

**Education**

The San Marcos Consolidated Independent School District (SMCISD) has four public schools located in Sector Five: Bowie Elementary School (K-4), DeZavala Elementary School (5th-6th grade), Owen Goodnight Junior High School (8th grade), and San Marcos High School (9th-12th grade) are all located east of IH-35 between Wonder World Drive and Staples Road.





## SECTOR FIVE

### Chapter 3 – Tomorrow

#### Introduction

The first step in the San Marcos Horizons sector planning process was to identify the characteristics of Sector Five and to understand the existing conditions that have shaped the area into what it is today. Secondly, stakeholder meetings helped to identify the key issues and challenges in the Sector, as well as the desired vision for the future. The next step in the sector planning process involves the actual development of a future land use plan.

The Sector Five future land use plan lays out suggested patterns of land use based on concerns and desires of the stakeholders, adopted policies of the city's master plan, and sound urban planning principles. The future land use plan designates proposed future general distribution, location, and extent of the uses of land for housing, business, industry, agriculture, recreation, open space, education, public buildings, other public facilities, and other categories of the public and private uses of the land. The land use patterns in Sector Five have a major influence on transportation, energy consumption, property values, compatible or conflicting adjacent land uses, and possibilities for future growth.

The future land use plan serves to guide decisions by the Planning and Zoning Commission and the City Council over public and private development proposals. The future land use plan also lays the foundation for zoning and subdivision regulations which implement the future land use plan. This chapter, "Sector Five Tomorrow" describes the contents of the future land use plan.

## Future Land Use Plan

This section describes the future land use pattern for Sector Five, as developed through the planning process based on the concerns and desires of the stakeholders, the goals and policies of the city's adopted master plan, and general urban and regional planning principles. The descriptive text in this Plan, as well as the Future Land Use Map, are intended to guide development-related decisions by the City Council and the Planning and Zoning Commission. *The future land use plan indicates how land will be used in the future, not how the land is currently being used nor how the land is currently zoned.*

Sector Five encompasses 2,747 acres, or 4.3 square miles; 22% of the 19.3 square miles in the City of San Marcos. The Sector Five future land uses by category are:

**Table 3-1: Future Land Use**

<b><u>Land Use Category</u></b>	<b><u>Acreage</u></b>	<b><u>Percentage</u></b>
Very Low Density Residential	217.5	7.9%
Low Density Residential	192.7	7.0%
Medium Density Residential	16.2	0.6%
High Density Residential	196.8	7.2%
Commercial	810.7	29.5%
Industrial	587.8	21.4%
Public and Institutional	307.1	11.2%
Open Space	180.8	6.6%
Street Rights-of-way	237.3	8.6%
<b>TOTAL</b>	<b>2,747.0</b>	<b>100.0%</b>

September 2001

Future land use categories are defined by how the land will be used in the future, and not by how the land is currently being used or how the land is currently zoned. The Sector Five Future Land Use Plan map follows this section and is described below.

### Very Low Density Residential

Approximately 12% of the acreage in Sector Five is designated very low density residential. Very low density residential land uses are characterized by residential units representing a density of zero to three dwelling units per acre. All of the land designated very low density residential in Sector Five is located along the San Marcos River.

### Low Density Residential

Approximately 9% of the acreage in Sector Five is designated low density residential. Low density residential land uses are characterized by residential units representing a density of three to six dwelling units per acre. The majority of areas designated low density residential are the Hills of Hays, Mockingbird Hills, Sunset Acres and Wallace Addition neighborhoods.

Medium Density Residential

Less than 1% of the acreage in Sector Five is designated medium density residential. Medium density residential land uses have a density range of six to twelve dwelling units per acre and may include a variety of residential types such as duplexes, triplexes, fourplexes, townhomes, and zero lot-line homes. A variety of housing types may be allowed, as long as the overall density within a specific development or area is between six and twelve dwelling units per acre. The only area designated medium density residential in Sector Five is a tract of land along the extension of Leah.

High Density Residential

Approximately 12% of the acreage in Sector Five is designated high density residential. High density residential land uses are typically characterized by apartments and condominiums representing a density range greater than twelve dwelling units per acre. The majority of areas designated high density residential are located along Wonder World Drive, Parker Drive and Crystal River Parkway.

Commercial

The largest percentage of the acreage in Sector Five is designated commercial land use (24%). Commercial land uses are characterized by many retail, office, and commercial types of developments. This category includes land uses such as retail stores, shopping centers, business and professional offices, medical and dental offices, hotels, auto dealerships, banks, restaurants, etc. The majority of areas designated commercial in Sector Five are located along IH-35, State Highway 123 and Wonder World Drive. In addition, the San Marcos Factory Shops and the Tanger Factory Outlet Center are located at the intersection of IH-35 and Centerpoint Road.

Industrial

Approximately 6% of the acreage in Sector Five is designated industrial. Industrial land uses involve the development, manufacture and warehousing of goods for wholesale distribution. The majority of areas designated industrial in Sector Five are along IH-35, Clovis Barker Road and Civic Center Loop.

Public and Institutional

Approximately 16% of the acreage in Sector Five is designated public and institutional. Public and institutional land uses are characterized by public and semi-public uses of the land. This category includes land uses such as schools, universities, governmental buildings, airports, cemeteries, churches, nonprofit organizations, etc. The public and institutional land uses include the A.E. Woods State Fish Hatchery, Bowie Elementary School, DeZavala Elementary School, Owen Goodnight Junior High School, San Marcos High School, San Marcos Electric Utility, Hays Nursing Center, Broadway Street Fire Station, Iglesia Bautista Emanuel Church, Sinai Pentecostal Church, Church of Jesus Christ of Latter Day Saints, Hays County Civic Center, Central Texas Medical Center, and several Hays County offices.

Open Space / Floodway

Open space areas include both active recreational areas such as neighborhood and community parks and passive open space areas such as natural areas, agricultural land, and sensitive environmental areas such as floodplains and wetlands. Parks in Sector Five include Hills of Hays and Swift Memorial, plus a proposed park adjacent to Owen Goodnight Junior High School. “Floodway” in Sector Five includes the floodway along the San Marcos River and a branch of Cottonwood Creek.

In addition to City acquisition of park land, all new residential development within the City must dedicate park land per the requirements of the City’s subdivision ordinance. More detailed parks and open space planning is being done by the Parks and Recreation Department as part of the preparation of a citywide Parks Master Plan.

This plan encourages the acquisition and/or preservation of parks and open space in the Sector as the City expands and develops. Park land emphasis should include: 1) the development of active park land within neighborhoods; 2) the preservation of sensitive environmental features; and 3) the creation of an interconnected system of parks, trails, and greenways through the strategic location of parks and open space.

Streets

Approximately 14% of the acreage in Sector Five is designated for existing or proposed streets. More detail on planned transportation improvements is provided in the following section.

**Map 6: Future Land Use Plan**



## Transportation

This section of the plan focuses on identifying transportation system improvements that are currently planned, or are recommended to serve future development as detailed in the Future Land Use Plan.

### Goals

- Sector Five should have “walkable” neighborhoods that are pedestrian-friendly for children and adults
- Safe bicycling routes on all major streets should connect neighborhoods with desirable destinations, such as parks, schools, and shopping
- Traffic calming solutions should be implemented on appropriate neighborhood streets to reduce “cut-through” traffic
- Adequate planning for internal circulation in new commercial development should be required to prevent traffic problems that are typical of unplanned “strip commercial” development
- Street design should balance the need to move cars with community aesthetics and safety for pedestrians and bicyclists
- As new land develops, an interconnected street system, either through a traditional street grid or curvilinear grid, is encouraged to reduce the funneling of traffic onto a small number of roads and to ensure pedestrian and bicycle connectivity
- As with all roadway projects, an appropriate balance should be achieved between moving cars and protecting and/or enhancing community safety and character.

### Streets

The following new streets are planned (*planned functional classification in parenthesis*):

- Extension of Leah from Wonder World Drive to Clovis Barker Rd (*collector*);
- Cottonwood Parkway from IH 35 towards SH 123 (*minor arterial, four-lane*);
- Sadler Drive from Wonder World Drive to Cottonwood Parkway (*collector*); and
- New road from McCarty Lane to Centerpoint Rd, east of and parallel to IH 35 (*minor arterial, four-lane*).

These proposed streets are shown on the Transportation Plan Map at the end of this section.

Due to the controversial issues surrounding proposed extensions of Leah Avenue and Crystal River Parkway, the following sections specifically discuss this Plan's recommendations for these roads in more detail:

#### Leah Avenue

In order to preserve neighborhood integrity, safety, and character, a roadway or pedestrian connection, whether public or private, of Leah Avenue (at the dead-end in the Mockingbird Hills neighborhood) to Leah Avenue (at the Medical Parkway intersection) will not be permitted. That portion of Leah Avenue through the Mockingbird Hills neighborhood to State Highway 123 should be renamed DeZavala Street to avoid duplicate street names.

The Future Land Use Plan shows an area of *Low Density Residential* adjacent to the existing Mockingbird Hills Neighborhood. This area is planned to develop as a single-family residential neighborhood. New roads in this neighborhood will connect to that portion of Leah Avenue that connects to State Highway 123. No roadway connection will be made from this neighborhood to that portion of Leah Avenue that connects to Wonder World Drive.

An area of approximately 10 to 15 acres of *High Density Residential* development is planned behind the new single family neighborhood referred to above. This area is planned for apartment development that will have a primary entrance/exit onto Leah Avenue or Medical Parkway near the intersection of these two streets. Neither Leah Avenue nor Medical Parkway will be extended into this area. A secondary access point for this development may be required for public safety reasons and will be determined through the development review process in consultation with the San Marcos Fire Department. If a secondary access point must be located on back side of this development (i.e., adjacent to the new single-family homes), it will be a gated entrance/exit that will only allow the passage of emergency vehicles rather than resident traffic. The location of this access point will be based on public safety requirements. Consideration will be given to the neighborhood preference that this access not be located at the end of DeZavala Street (i.e., the renamed portion of Leah Avenue).

#### Crystal River Parkway

Prior to the adoption of this Plan, the City's previous Thoroughfare Plans have designated Crystal River Parkway as a future four-lane arterial roadway that would include a connection north from Staples Road (FM 621) across the San Marcos River. However, in light of the potential negative impacts of such a road to the residents in the adjacent Hills of Hays neighborhood and DeZavala Elementary School children, this plan does not recommend this north connection across the San Marcos River. In addition, any future extension of Crystal River Parkway to the south will connect only to additional **low density residential** development and will not connect to State Highway 123.



Any future extension of Crystal River Parkway should be designed to adequately address the safety of neighborhood residents, particularly school children and park users.

Finally, alternative connections across the San Marcos River will be studied in more detail through the Transportation Master Plan. Items to be studied will specifically include improvements to Cape Road and the Cape Road bridge and an alternative arterial connection to the east of the Hills of Hays neighborhood.

### ***Pedestrian & Bicycle Facilities***

The Sector Five Plan acknowledges and reconfirms the city's existing policy commitment through the Horizons Master Plan to plan for alternative modes of transportation, including bicycle and pedestrian routes.

#### **Sidewalks**

All new development within the city is required to include the installation of sidewalks (except for single-family residential development at densities equal to or less than 1 home per acre). In addition, all future roadway and intersection improvements should include the addition of sidewalks, crosswalks, and other pedestrian features in order to provide a safe and efficient network for pedestrian traffic.

#### **Bicycle Routes**

In the near future the City will begin development of a new citywide Transportation Master Plan that will include a bicycling component that will address in more detail the identification of bike routes throughout the city and will include guidelines for their development. This Sector Five Plan identifies the following streets, including future extensions, as potential bike routes in the Sector, which could include designated on-street **bicycle routes**, dedicated on-street **bicycle lanes**, and off-street **bicycle paths**:

- DeZavala Street
- Wonder World Drive
- Broadway Street
- Cottonwood Parkway
- Sadler Drive
- Staples Road/FM 621
- Clovis Barker Rd

### ***Public Transportation***

As the City grows it will be important to plan for accessibility to alternative means of transportation, particularly for those who are unable to drive such as the elderly, physically disabled, and transit-dependent. Pedestrian-friendly neighborhoods and shopping centers encourage transit use by making it easier to travel from your home to the nearest transit stop and from the transit stop to your final destination.

New commercial development should consider the needs of transit users in the site design, by including a specific location for a transit stop, if needed, (in consultation with transit providers) and by providing convenient pedestrian access from the transit stop to the place of business.

**Map 7: Transportation Plan Map**



## SECTOR FIVE

### Chapter 4 – Action Plan

#### Introduction

Once the future land use plan for Sector Five had been developed, an action plan was created to achieve it. The Sector Five Action Plan for is a set of specific implementation actions that will turn the Sector Five Future Land Use Plan into a reality.

#### Implementation Actions

##### *Plan Adoption & Amendment*

- ◆ The City formally adopts this Sector Five Plan as an element of the Horizons Master Plan.
- ◆ The City will review the Sector Five Plan periodically to ensure that it remains current and relevant to changing conditions in the community.
- ◆ The City will implement the Sector Five Future Land Use Plan as development occurs.

##### *Regulation*

###### **Zoning**

Zoning regulations control the location, type, intensity, character, and design of development on individual properties. The Zoning Ordinance is the most important and most cost effective means of implementing the recommendations of this plan.

- ◆ City Staff will, when authorized by the City Council or the Planning and Zoning Commission, prepare city-initiated zoning cases to resolve conflicts between the future land use map and the existing zoning map.

##### *Other Plans and Studies*

- ◆ The City will evaluate the need for additional transportation improvements.



**SECTOR FIVE**  
**Appendix**

**Demographic Tables**

**Sector Five Demographic Profile (1990 Census)**

	Percentage	Total
<b>Total Population</b>	100.00%	2532
<b>Total Family Households</b>	70.51%	514
<b>Total Nonfamily Households</b>	29.49%	215
<b>Total Households</b>	100.00%	729
<b>Persons Per Household</b>		3.47
<b>Total Hispanic Population</b>	69.39%	1757
<b>Total Non-Hispanic, White Population</b>	25.63%	649
<b>Total Non-Hispanic, Black Population</b>	4.46%	113
<b>Total Non-Hispanic, Native American Population</b>	0.28%	7
<b>Total Non-Hispanic, Asian Population</b>	0.24%	6
<b>Total Non-Hispanic, Other Race Population</b>	0.00%	0

<b>Persons By Sex By Age</b>	Percentage	49.49%	50.51%
		Total	Male
			Female
<b>Total</b>	100.00%	2532	1253
Under 5	6.08%	154	100
5-17	19.12%	484	257
18-24	23.18%	587	268
25-34	14.77%	374	200
35-49	15.28%	387	184
50-64	12.24%	310	153
65 and over	9.32%	236	91

<b>Persons By Race &amp; Hispanic Origin</b>	Percentage of	Total	Male	Female
<b>By Sex By Age</b>	Total Population			
<b>White</b>	67.77%	1716	845	871
Under 5		104	69	35
5-17		307	169	138
18-24		420	191	229
25-34		269	135	134
35-49		237	114	123
50-64		197	99	98
65 and over		182	68	114
<b>Black</b>	4.82%	122	58	64
Under 5		7	5	2
5-17		25	9	16
18-24		17	7	10
25-34		25	16	9
35-49		21	10	11
50-64		18	7	11
65 and over		9	4	5

<b>Family Households By Presence of Own Children</b>	With Own Children	Without Own Children
<b>Total</b>	320	194
Married-Couple Family	246	147
Male Householder, No Wife Present	29	13
Female Householder, No Husband Present	45	34

<b>Households By No. of Persons in Household</b>	Total	Family	Non-Family
<b>Total</b>	729	514	215
1 Person	95	--	95
2 Persons	197	113	84
3 Persons	142	114	28
4 Persons	126	120	6
5 Persons	82	81	1
6 Persons	44	43	1
7 or more	43	43	0

<b>Persons in Group Quarters By Type of Group Quarters</b>	
<b>Institutionalized Persons:</b>	
Correctional Institutions	0
Nursing Homes	94
Mental Hospital	0
Juvenile Institutions	0
Other Institutions	0
<b>Other Persons:</b>	
College Dormitory	0
Military Quarters	0
Emergency Shelters	0
Visible in Street Locations	0
Other Group Quarters	0

<b>Housing Units By Occupancy Status</b>	Percentage	Units
Total	100.00%	776
Occupied	93.94%	729
Vacant	6.06%	47

<b>Occupied Housing Units By Tenure</b>	Percentage	Total
Owner Occupied	58.16%	424
Renter Occupied	41.84%	305



**Sector Five Demographic Profile (1990 Census), cont.**

<b>Persons By Race &amp; Hispanic Origin</b>				
<b>By Sex By Age. (con't)</b>				
	Percentage of Total Population	Total	Male	Female
<b>Am. Indian</b>				
<b>Eskimo, Aleut</b>	0.28%	7	5	2
Under 5		0	0	0
5-17		0	0	0
18-24		4	3	1
25-34		1	0	1
35-49		1	1	0
50-64		1	1	0
65 and over		0	0	0
<b>Asian &amp; Pacific Islander</b>	0.32%	8	5	3
Under 5		0	0	0
5-17		1	1	0
18-24		1	0	1
25-34		3	3	0
35-49		2	1	1
50-64		1	0	1
65 and over		0	0	0
<b>Hispanic Origin (any Race)</b>	69.39%	1757	893	864
Under 5		123	79	44
5-17		405	223	182
18-24		283	134	149
25-34		243	129	114
35-49		295	137	158
50-64		258	127	131
65 and over		150	64	86
<b>Other</b>	26.82%	679	340	339
Under 5		43	26	17
5-17		151	78	73
18-24		145	67	78
25-34		76	46	30
35-49		126	58	68
50-64		93	46	47
65 and over		45	19	26

<b>Persons 15+ By Sex By Marital Status</b>				
	Percentage	Total	Male	Female
<b>Total</b>	100.00%	2018	967	1051
Never Married	41.43%	836	428	408
Married, Present	44.05%	889	445	444
Married, Separated	1.64%	33	13	20
Widowed	7.58%	153	36	117
Divorced	5.30%	107	45	62

<b>Housing Units By No. Units in Structure</b>		
	Percentage	Total
1, Detached	65.72%	510
1, Attached	1.16%	9
2	0.64%	5
3 or more	29.90%	232
Mobile Home	0.90%	7
Other	1.68%	13

<b>Persons By Household Type &amp; Relationship</b>		
	Percentage	Total
<b>In Family Household</b>	100.00%	2056
Householder	25.00%	514
Spouse	19.11%	393
Child, Natural Born/Adopted	39.93%	821
Stepchild	0.73%	15
Grandchild	7.05%	145
Other Relatives	6.32%	130
Nonrelatives	1.85%	38
	0.00%	
<b>In Nonfamily Household</b>	100.00%	382
Householder, Living Alone	24.87%	95
Householder, Not Living Alone	31.41%	120
Nonrelatives	43.72%	167
<b>In Group Quarters</b>	100.00%	94
Institutionalized	100.00%	94
Others in Group Quarters	0.00%	0